IN RE: PETITION FOR VARIANCE

N/S Popular Road, 355' S of the c/l

River Road

(Lot 11-D Popular Road) 15th Election District 7th Councilmanic District

Mark Dickerson, et al, Owners;

Dennis Pufinburger, Contract Purchaser

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 98-446-A

T

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Mark Dickerson, and his wife, Doris Dickerson (now deceased), and the Contract Purchaser, Dennis Pufinburger. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 40 feet in lieu of the required 50 feet, a street centerline setback of 55 feet in lieu of the required 75 feet, side yard setbacks of 8 feet each in lieu of the required 50 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. The subject property and relief sought are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case was Buck Jones, Builder/Developer. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a roughly rectangular shaped lot, approximately 40 feet wide by 150 feet deep, and is present unimproved. The Petitioner is desirous of developing the property with a single family dwelling; however, due to its narrow width and small size, the requested variance relief is necessary in order to proceed. Further testimony revealed that the subject lot is located in an older community that was platted in 1942, prior to the establishment of the zoning regulations, and that strict compliance would render the property undevelopable.

As noted above, there were no Protestants present; however, adverse Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, dated June 23, 1998, recommended

ORDER RESENTED FOR FILING

HDER REGENED FOR FILING ste

a denial of the variance request. Their comment noted that the subject property could not be developed without public water and sewer facilities, and that such facilities were being installed in this particular area to correct existing health problems, not to allow or encourage new development. Moreover, there are site constraints associated with this lot, given that the subject property is located in a floodplain and adjacent to tidewaters of the Chesapeake Bay (Sue Creek). Thus, compliance with Critical Areas legislation and Federal Flood Insurance requirements is necessary, as evidenced by the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated June 15, 1998, and the comments of the Developer's Plans Review Division of the Department of Permits and Development Management (DPDM), dated June 23, 1998.

In this case, although the property is indeed undevelopable if variance relief is denied, the lot is extremely small and falls well short of the requirements. The property is significantly undersized and the setbacks are woefully inadequate. Thus, I am not persuaded that development of this lot would be appropriate, given the environmental constraints associated with this property as set forth above. Also, I believe that development of the property would cause detriment to the surrounding area and adversely impact adjacent properties. For all of these reasons, I am persuaded to deny the variance.

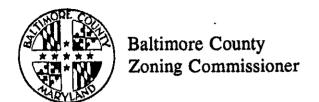
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August, 1999 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 40 feet in lieu of the required 50 feet, a street centerline setback of 55 feet in lieu of the required 75 feet, side yard setbacks of 8 feet each in lieu of the required 50 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order.

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

August 27, 1999

Mr. Mark Dickerson 2042 Popular Road Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE

N/S Popular Road, 355' S of the c/l River Road

(Lot 11-D Popular Road)

15th Election District – 7th Councilmanic District

Mark Dickerson, et al, Owners/Dennis Pufinburger, Contract Purchaser - Petitioners

Case No. 98-446-A

Dear Mr. Dickerson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Buck Jones

500 Vogts Lane, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission

45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File



ORDER RECEIVED/FOR FILING

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Lot 11-D Popular Road

which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1A 04.3.8.3 to allow a front yard set back of 40' in lieu of the required 50' and a centerline set back of 55' in lieu of the vequired 75'; side yard setbacks of 8' and 8' in lieu of the vequired 50' respectively; and approve an undersized lot as deemed necessary by practical difficulty) This particular lot is located in a RC 5 zone. The lot has been a lot of record with it's own tax account number since 1942. The set back lines as required under the RC 5 zoning would not be possible to obtain. Strict compliance with the zoning requirement would unreasonably prevent the use of the property for a permitted purpose that other lot owner's of the community have enjoyed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

•	Contract Purchaser/Lessee:	I/We do solemnly declare and affirm, under the penalties of perjury. that I/we a e the logal owner(s) of the property which is the subject of this Petition.
		Legal Owner(s).
	PENNIS PUF INBURGER (Type or Print Name) Pennis Infranco	Mark Dickerson
	500 VOGT'S LANK410.574-9337 WK.	Doris Dickerson - deceased see copy
1	Baltimore Md 21221 City State Zipcode Attorney for Petitioner.	husbanda wife proporty passes to survivor Signature therefore only one signature
	(Type or Print Name)	2042 Popular Road 574-5952 A
		Baltimore Md 21221
1 1	Signature	City State Zipcode Name, Address and phone number of representative to be contacted
-	Address Phone No.	Buck Jones 574-954 H
	City State Zincode	500 Vogts Lane 410-574-9337 W
2	State Zipcode	Address Phone No
20	And Administration of the Administration of	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNIVERSALED FOR HEARING
24/4 24/45	Printed with Soybean ink	the following dates Next Two Months
1 4	on Recycled Paper	ALLOTHER
	Market Market	REVIEWED BY: RR DATE 5-/20/93
ge	08 11UL-	

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

	ZONING DESCRIPTION FOR Lot 11-	-D Popular Road
		(address) Councilmanic District 7
Beginning	at a point on the North (north, south	side of Popular, east or west)
Road	which is	s 30' (number of feet of right-of way width)
(street o	on which property fronts)	(number of feet of right-of way width)
wide at a	distance of 355' (number of feet) (South of the north, south, east or west)
centerlin	e of the nearest improved inters	ecting street River Road (name of street)
which is	30' (number of feet of right-of-way)	wide. *Being Lot #11-D,
Block	, Section #	in the subdivision of
Cedar	Beach '(name of subdivision)	as recorded in Baltimore County Plat
Book #	13 , Folio # 5	, containing
6,000	(square feet and acres)	
,	then DO NOT attempt to use the description as shown, instead Liber, Folio " and inc directions (metes and bounds on correct location.	state: "As recorded in Deed lude the measurements and ly) here and on the plat in the
	Example of metes and bounds: N 27' 03" E.87.2 ft., S.62 19' 0	

98.446 A

	1221/1258 1231/1352 1344/1351 13	Mark to Mark the Mark to the M		4-94	CASHER'S VALIDATION
No.	12001-6150	00125		\$50 OS	Town # 446
TY, MARYL D FINANCE RECEIPT	ACCOUNT	AMOUNT \$	K John 5	Zonian Voricela	AGENCY YELLOW - CUSTOMER
BALTIMORE COUNTY, MARYL DO OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	DATE 5 50 94		RECEIVED (<	FOR: 010	DISTRIBUTION WHITE - CASHIER PINK - AGENCY

HOTILE OF ZOMING

The Zoning Construction of Battimore County, by authorizing of the Zoning Act and Regulations of Battimore County will note a public hearing in Tolesson. Maryland on the property identified herein as follows:

This Councilmanic District Legal Owner(s):
Mark Dickerson & Deris Dickerson & Deris Dickerson & Deris Dickerson (Contract Purchasser, Dennis Pulmburger Varianese; to allow a front yard sethack of 40 feet and a centerine esthack of 50 feet and a centerine esthack of 55 feet in lieu of the required 75 feet in lieu of the required 75 feet, respectively, and to approve an undersized for and other variances as deemed necessary by the zoning commissionar Popular Road, Lot 11D N of Popular Road, 355' S of 5th Election Distract 254: #98-446-A

LAWRENCE SCHANDT Coning Commissioner for Battimore County NOTES. (1) Hearings are Handkapped Accessible for special accommissions Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing Resse Call (410) 887-3391. Hearing: Monday, July 13, 1998 at 2:00 p.m.; in Room 407, County Counts Bidg. 401 Bosley Avenue.

6/452 June 25

CERTIFICATE OF PUBLICATION

TOWSON,	
I, MD.,_	
6Rs	
8Pe1	

weeks, the first publication appearing on _ published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ THIS IS TO CERTIFY, that the annexed advertisement was SDS successive . 1908.

THE JEFFERSONIAN,

EGAL AD. - TOWSON

RI Care No. 98-446-A

Perform Decelor JONES / DICKERSON, ETAL

% BUCK JONES

The A Death Closing 7/13/98

Baltimore County Department of Permits and Development Management County Office Building, Room 11: 111 West Chesapeake Avenue Towson, MD 21204

Attention: Ms. Gwendolyn Stanheas

Ladies and Gentlemen

This letter is to certify under the penalties of pertury that the necessary signes) required by law

were posted conspicuously on the property located at LOT- 11-D. POPLAR RD, 355' S, RIVER.

The sign(s) were posted on _______ (Nonth Day Year)

Sinceress

The Auch M Del 6/28/98

pearure of Sign Poster and Date)

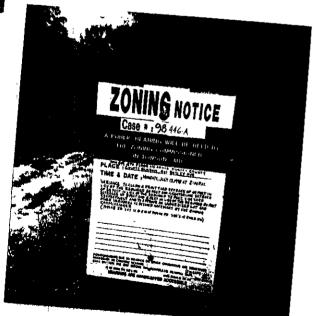
PATRICK M. O'KEEFE

2 nied Name)

SOF TENNY LANE

HUNT VALLEY, MD. 21030

110-666:266 ; C.E.L. 110-905-8571



SONES/PIEXERSON

RE: PETITION FOR VARIANCE	*	BEFORE THE
Lot 11D, Popular Road, N of Popular Rd, 355' S of River Road, 15th Election District, 7th Councilmanic	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: Mark & Doris Dickerson Contract Purchaser: Dennis Pufinburger	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 98-446-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

People's Counsel for Baltimore County

Carole S. Demilio

Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioner(s).

PETER MAX ZIMMERMAN



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

June 9, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-446-A Popular Road, Lot 11D

N of Popular Road, 355' S of River Road

15th Election District - 7th Councilmanic District Legal Owner: Mark Dickerson & Doris Dickerson

Contract Purchaser: Dennis Pufinburger

<u>Variance</u> to allow a front yard setback of 40 feet in lieu of the required 50 feet and a centerline setback of 55 feet in lieu of the required 75 feet, side yard setback of 8 feet and 8 feet in lieu of the required 50 feet, respectively; and to approve an undersized lot and other variances as deemed necessary by the zoning commissioner.

HEARING:

Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,

401 Boslev Avenue

Arnold Jablon

Director

c: Mark DickersonDennis Pufinburger

Buck Jones

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 28, 1998.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY June 25, 1998 Issue - Jeffersonian

Please forward billing to:

Buck Jones

410-574-9337

500 Vogts Lane

Baltimore, MD 21221

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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N of Popular Road, 355' S of River Road

15th Election District - 7th Councilmanic District Legal Owner: Mark Dickerson & Doris Dickerson

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HEARING:

Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,

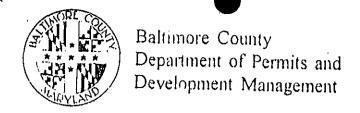
401 Bosley Avenue

rameters w. Schmittic

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Development Processing
County Office Building
III West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

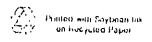
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Item No.: 446 Petitioner: BUCK JONES
Location: LOT 11-D POPLAR RO
PLEASE FORWARD ADVERTISING BILL TO:
NAME: BUCK JONES
ADDRESS: 500 VOGTS LANE
BALT: MD Z12Z1
PHONE NUMBER: 410 - 574- 9337



98-446-A

Request for Zoning: Variance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than
Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

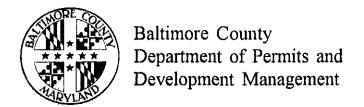
Case No.: 98 - 446 - A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

ATE AND TIME:	
EQUEST: Variance to request a	rout yard setback of 40' in lieu
the required 50' and a center	line setback of 55' in lieu of the
equived 75' respectively; and 5	ido yard setbacke of 8' and 8'
n lieu of the required 50'	vespectively.
STPONEMENTS DUE TO WEATHER OR OTHER O	CONDITIONS ARE SOMETIMES NECESSARY. RING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

9/96 post.4.doc



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

July 7, 1998

Mr. Buck Jones 500 Vogts Lane Baltimore, MD 21221

RE: Item No.: 446

Case No.: 98-446-A

Petitioner: Mark and Doris

Dickerson

Location: Lot 11-D Popular Rd.

Dear Mr. Jones:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 20, 1998.

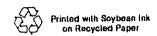
(ZAC), The Zoning Advisory Committee which consists representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) aremade aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Zoning Supervisor Zoning Review

WCR:ggs
Attachment(s)



Due Date: June 15, 1998

TO:

Arnold Jablon

FROM:

R. Bruce Seeley (AD)/

SUBJECT:

Zoning Item #446

Dickerson, Poplar Road

Zoning Advisory Committee Meeting of June 8, 1998

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. The Department of Environmental Protection and Resource Management requests

an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

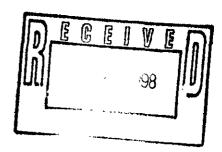
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:TI:sp

C: Mark & Doris Dickerson



HO 1/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Date: June 23, 1998

Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: Holly Neck Road and Popular Road

INFORMATION

Item Numbers:

446, 447, 448, 449, 460 and 461

Petitioner:

Dickerson Property

Zoning:

RC-5

Summary of Recommendation:

Staff has reviewed the subject requests and recommends denial. This position is based on the the following:

These lots could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow or encourage new development. This position is explicitly stated in the Baltimore County Master Plan, the 1997 Master Water and Sewer Plan, and the Lower Back River Neck Community Plan.

Section 304 of the Baltimore County Zoning Regulations states: "A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if ... the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

Giffy W. 22

Division Chief:

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: June 23, 1998

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting

for June 15, 1998

Item No. 446

The Development Plans Review Division has reviewed the subject zoning item. Poplar Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this site is 11 feet.

RWB:HJO:jrb

cc: File



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

June 12, 1998

Arnold Jablon, Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455, 456, 460, 461, 462, 463, 464, 465, and John D. Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Parris N. Glendening Governor David L. Winstead Secretary Parker F. Williams

Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6.6.9 V Item No. 446 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

Is Ronald Burns, Chief

Engineering Access Permits

P. J. Gredle

Division

LG

	RECO	MMENDATION FORM		
TO:	Director, Office of Planning and Zoning Attn: Ervin McDaniel County Courts Bldg, Rm 406			Permit Number
	401 Bosley Av			
	Towson, MD 21204			
FROM:	Arnold Jablon, Director, Zoning Administration and D	evelopment Management		
RE: Lions ar	Undersized Lots Pursuant to Section 304.2(Baltimore County Zoning and comments from the Office of Planning & Zoning prior	Regulations) effective June r to this office's approval of	25, 1992; this offic a dwelling permit.	e is requesting recommenda-
HIMIMUL	APPLICANT SUPPLIED INFORMATION:			
<u> </u>	Buck Jones 500 Vogts Lane	21221	410-574	-9337
	Address 11-D Popular Road			
Lot L	ocation (N)E S W (side) corner of Popular (size)	355 feet from N E(S)W	(steet)	LII SILEEL -
Land	Owner Mark Dickerson	Tax Account Numbe	, 15-164	50624
	2042 Popular Road		Ar.	
	Baltimore, Md 21221			
0	CHECKLIST OF MATERIALS: (to be submitted for design re		ning and Zoning)	
_	The same of the sa	PROVIDED?		Residential Processing Fee Paid
	1. This Recommendation Form (3 copies)	7 Yes	NO .	Codes 030 & 080 (\$85)
	2. Permit Application		*	ZADM Date
	3. Site Pina	<u>*</u>		1
	Property (3 copies) Topo Map (available in Rm 206 C.O.B.) (2 copies) (piecus lobel site clearly)	*		
	4. Building Elevation Drawings	*		
	Photographs (please label all photos clearly) Adjoining Buildings	$\overline{\chi}$		
	Surrounding Neighborhood	7		
	TO BE FILLED IN BY THE	OFFICE OF PLANNING AND Z	ONING ONLYI	
RECOM	MENDATIONS/COMMENTS:			
	remove the contract of the con			

ECOMMENDATION	S/COMMENTS:		
Approvel	Disapprovol	Approval conditioned on required modifications of the permit to conform with the following recommendations:	
			#

Signed by:__ for the Director, Office of Planning & Zoning Date: 98.446-A

SCHEDULES ATES, CERTIFICATE OF FILING AND STING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

The application for your proposed Building	Permit Applicat	ion has been accepted
for filing by		Date (A)
A sign indicating the proposed Building in fifteen (15) days before a decision \$50.00 and posting \$35.00; total \$85.00.	nust be posted can be rendered.	on the property for The cost of filing is
In the absence of a request for public head decision can be expected within approximation demand is received by the closing date, the after the required public special hearing	imately four week nen the decision	S. MOMEAGI, II a Adria
* *SUGGESTED POSTING DATE		D (15 Days Before C)
DATE POSTED		
HEARING REQUESTED-YESNODATE		
CLOSING DAY (LAST DAY FOR HEARING DEMAND)		
TENTATIVE DECISION DATE		
*Usually within 15 days of filin	g	
CERTIFICATE OF POSTING		
District	•	
Location of property:		
Posted by:Signature	Date of Posting	
Number of Signs:		
OK (UNDER LOT (TXTSOPH)		

TO:	Director, Office of Planning and Zoning			B
	Attn: Ervin McDaniel			Permit Number
	County Courts Bidg, Rm 406			
	401 Bosley Av			
	Towson, MD 21204			· **
FROM:	Amold Jablon, Director, Zoning Administration and D	evelopment Management	•	
	,	,		
RE:	Undersized Lots			
	Pursuant to Section 304.2(Baltimore County Zoning I	Regulations) effective Jun	e 25, 1992; this office	is requesting recommenda-
tions and	d comments from the Office of Planning & Zoning prior	to this office's approval o	f a dwelling permit.	
MINIMUM	APPLICANT SUPPLIED INFORMATION:			
,		21221	410 574	0227
Print No	Buck Jones 500 Vogts Lane	21221	410-574- Telephone #	Imber
□ lot Ac	idress 11-D Popular Road	Election District 15	_Council District5	_Square Feet 6,000
rot to	cation (NES W (side) corner of Popular (greet)		(street)	
Land O	waer Mark Dickerson	day Account Numb	er 15-1645	0624
Addre	2042 Denulam Bond		ne Number 410-57	
-,2010	Baltimore, Md 21221			
				•
	CHECKLIST OF MATERIALS: (to be submitted for design re	eview by the Office of Plan Provided:		
		PROTIDED:		Residential Processing Fee Paid
		T.	NO .	Codes 030 8 080 (\$85)
	1. This Recommendation form (3 copies)	75		Accepted by
	2. Permit Application			ZADH
	**************************************			Date
	3. Site Plan	V.		1
	Property (3 copies)			
	Topo Map (ovaliable in Rm 204 C.O.B.) (2 copies)	*		_
	(precise lobe) site clearly)	1		No sile Plan
	4. Building Elevation Drawings	末		No June 1
	5. Phetegraphs (please label all photos clearly)			
	Adjoining Buildings	<u>7</u>	***************************************	
	Currenting Noighborhood	1		
	Surrounding Neighborhood	<u> </u>		
	70 05 58 LED IN DV TUE	OFFICE OF PLANNING AND	ZONING ONE YI	
	TO BE FILLED IN BY THE	OFFICE OF FEMALING AND	ZOMMO OMEN	
RECOMM	ENDATIONS/COMMENTS:			
<u> </u>	Approval appr	stland on required modif	ications of the namet t	o conform with the following
N	Fr. 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	ommendations:	loguoris or trie pormit t	o contoin that are tollowing
	1000	Jimionadono.		
aff ha	s reviewed the Undersize Lot application	and recommends	Denial. The den	ial of
	ication is based on the following:			
e ահեւ	touton is pason on the tonowing.			
.1. 1. +	and not be developed without the aid	of public water and	sewer Public u	zater .

This lot could not be developed without the aid of public water and sewer. Public water and sewer are being installed in this area to correct exiting health problems, not to allow or encourage new development. This was explicitly stated in the Baltimore County Master Plan 2000, the 1997 Water Supply and Sewerage Plan, and the Lower Back River Neck community Action Plan.

Date: 6/16/98

FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

The application for your proposed Building	Permit Applicat	ion has been accepted
for filing by		Date (A)
A sign indicating the proposed Building m fifteen (15) days before a decision \$50.00 and posting \$35.00; total \$85.00.	ust be posted can be rendered.	on the property for The cost of filing is
in the absence of a request for public head decision can be expected within approxidemand is received by the closing date, thatter the required public special hearing.	mately four week en the decision	S. HOMEAGL' II a vario
*SUGGESTED POSTING DATE		D (15 Days Before C)
DATE POSTED _		
HEARING REQUESTED-YES NO -DATE		
CLOSING DAY (LAST DAY FOR HEARING DEMAND)		C (B-3 Work Days)
TENTATIVE DECISION DATE		B (A + 30 Days)
*Usually within 15 days of filing		
CERTIFICATE OF POSTING		
District		
Location of property:		
Posted by: Signature	Date of Posting	:
Number of Signs:		
CK/UNDER.LOT (TXTSOPH)		

)(A)	FOR	CTATE OF	MADVI AND	NEBAH	THE STATE	7) ' or ''	er frys Ger	(Trife)	MEN	TAL HAMIN	j. Der	·	
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	Doris Ann Dickerson					January 1, 1995			95	11:00 A.			
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DIRECTOR	1308 Chapel Hill Drive Baltimore							De	11 C TH	101 G			
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	<u> </u>	altimore		L			alti						1 🗆 YES 2 🚰 HO
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B	3 🔀 Wildowed 4 🗌 Divorced					v	- (Japan				Specify White		
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	Max Byczynsk	ci								browski	Sumame)		
H	19a. INFORMANT'S NAME (Type/Print)	· · · · · · · · · · · · · · · · · · ·	191	MAILING	ADDRESS	(Street a				umber, City or Tow	. Stein Ze	n Codel	
ဝ	Mark W. Dickerso	on (son)	I							Baltim			21237
	20g, METHOD OF DISPOSITION 20b PLACE AND DATE OF DISPOSITION IN DATE 20g, LOCATION City or Town, State												
	+(XBurbel 2 () Cremetion 3 () Removed from State Commetter, cremetior, or other place! Gardens of Faith Cemetery : 1/4 Baltimore, Maryland												
	21. SIGNATURE OF FUNERAL SERVICE LIGENSEE 22. NAME AND ADDRESS OF FACALITY Schimunek Funeral Homes, Inc.												
									21236				
	23. PART I. Enter the diseases, or	complications th	at caused the de	Ath. Do r									Approximate
	Annat and D								Interval Betw Onset and Di				
	disease or condition resulting in death)	disease or condition ACUTE MYCCARDIAL INFARCTION								- [
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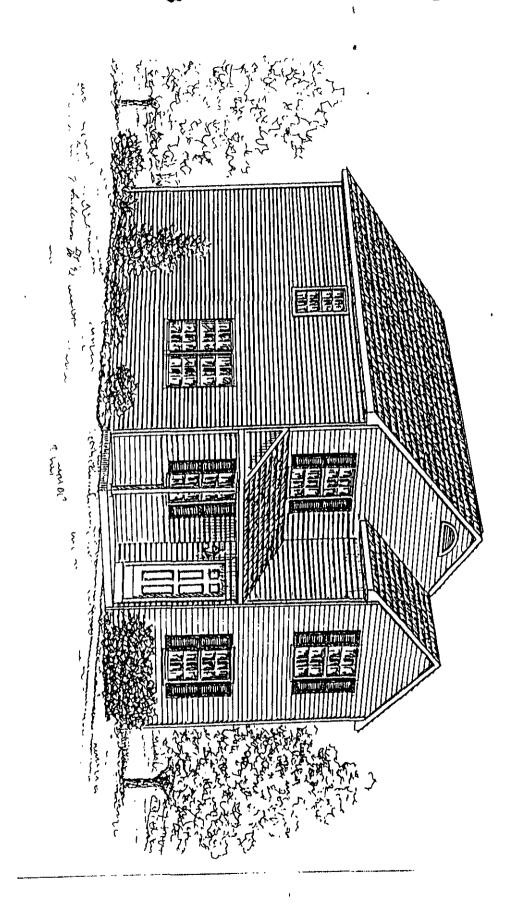
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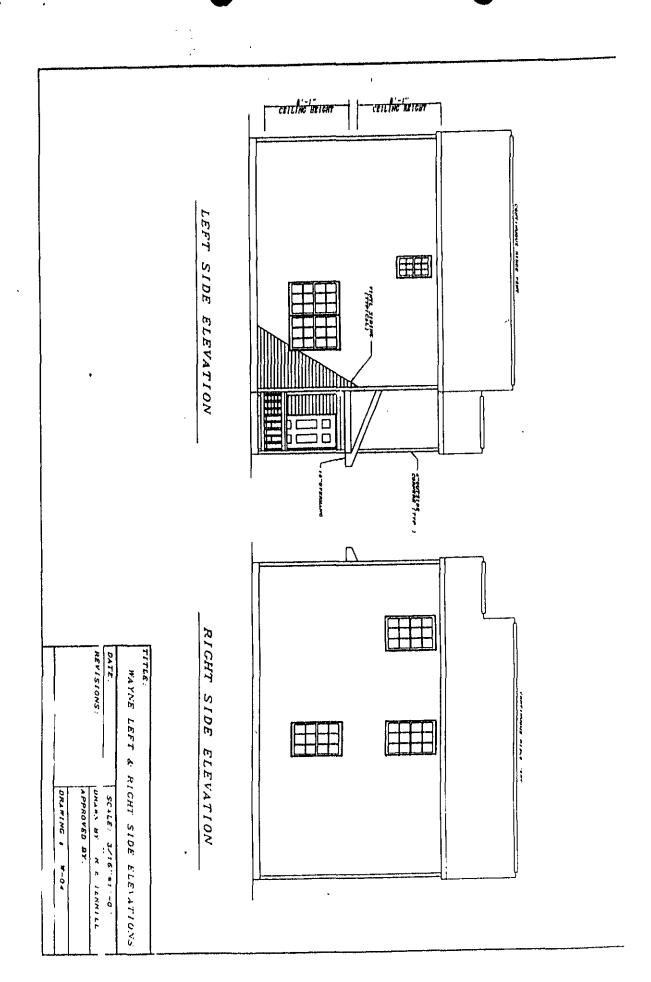
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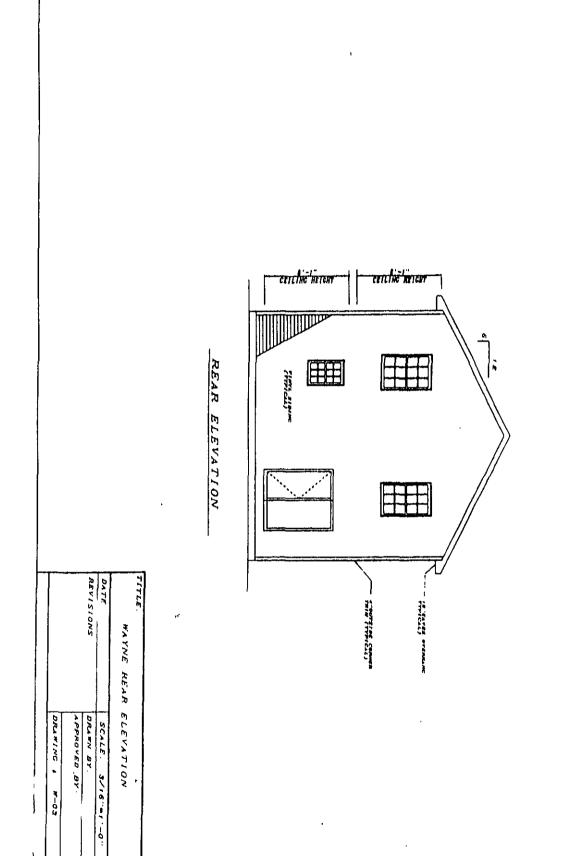
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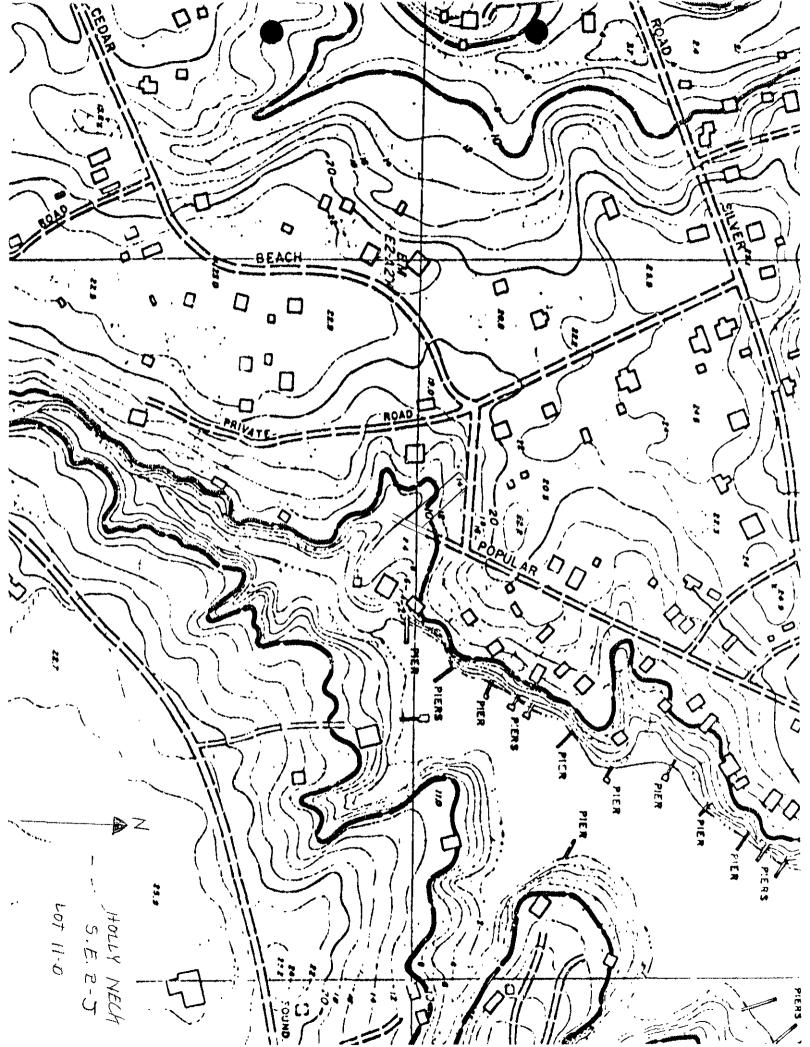
prepared by: date: 5-1-98 PROPERTY ADDRESS: LOT OWNER: Subdivision name: Plat to accompany Petition for Zoning North plat book# 13, follo# 59, lot# 110, section# The state of the s MARK + DORIS 30 Bゥクス 15. EDAR RIVER 16450624 JONES ROAD BEACH DICKER SON Scale of Drawing: 1'= 50' \$5 8 0 NS4 POPU LAK 5 D 1201 440C Sulds see pages 5 % 5 of the CHECKLIST for additional required information Variance Prior Zoning Hearings: 1"=200" scale map#: Councilmanic District 7 Election District Chesapeake Bay Critical Area: Zoning: R.C. 5 reviewed by: Zoning Office USE ONLY! LOCATION INFORMATION Special NONE acrease. Θ 347 Scale: T-1000 STEM #: Vicinity Map <u>.</u> II S SEN ER WATER: X Square feet 0000 Hearing 4-344-83 2-3 CASE#:

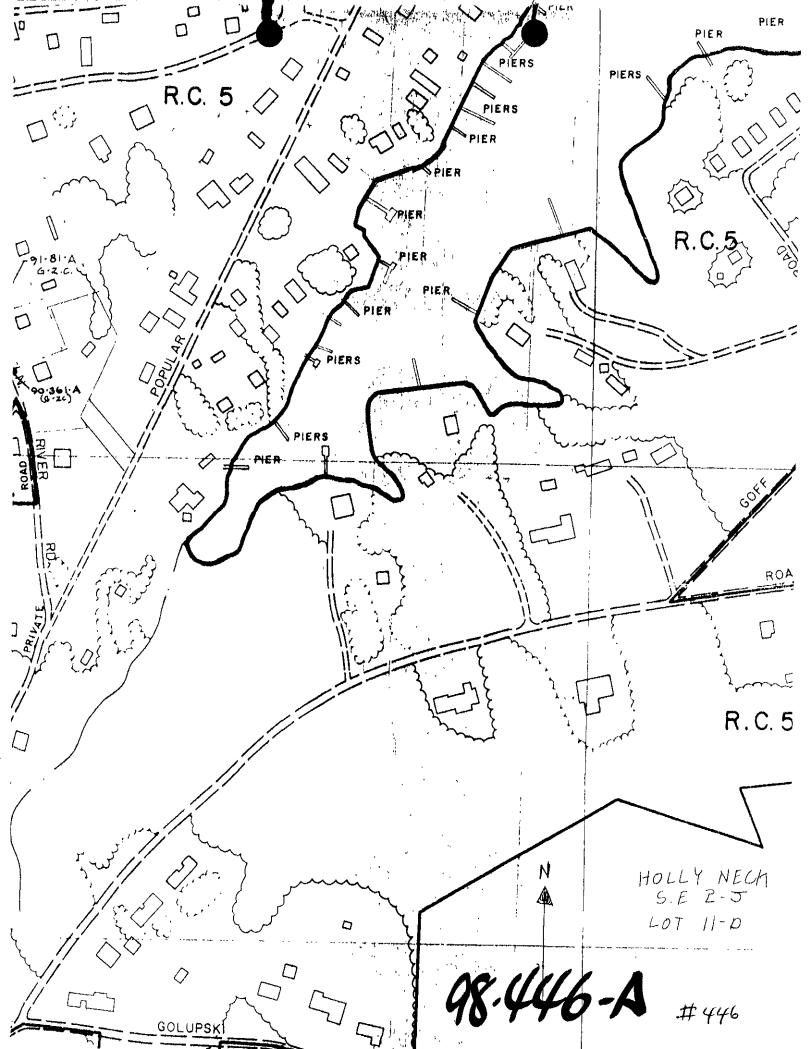












Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

Motographs



IND LOOKING WEST TO RIVER RD.



LOT 11-0 - LOOKING EAST UP POPLAR ROAD